

Ornella's Estates

PROUDLY INDEPENDENT



54 Harrogate Road

Rawdon, Leeds, LS19 6LP

Offers over £400,000



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INTRODUCTION

A Fabulous Spacious Detached True Bungalow in the Heart of Rawdon

A Much-Loved Home with Space, Potential and a Beautiful Garden – Early Viewing Is Highly Recommended!

Situated in a popular and convenient location in Rawdon, this fabulous detached true bungalow offers a wonderful opportunity to acquire a spacious home with an abundance of potential. Offered to the market chain free, and occupying a generous plot, this much-loved property is ideally positioned for easy access to a wealth of local amenities, including shops, bus routes, schools, restaurants, traditional butchers and hairdressers.

From the moment you step inside, you are greeted by an immediate sense of space, with generously proportioned accommodation and an abundance of natural light creating a bright and welcoming atmosphere throughout. While the property would benefit from some cosmetic modernisation, it offers the perfect blank canvas for a new owner to put their own stamp on and create a truly special home.

The accommodation briefly comprises a welcoming entrance hallway with loft access via a pull-down ladder, a spacious family lounge, a fitted dining kitchen, three well-proportioned bedrooms and a wet room.

Externally, the property continues to impress. Accessed via double wrought-iron gates, a long tarmac driveway provides ample off-street parking and leads to a garage with power and lighting. The front garden is well maintained, predominantly laid to lawn and complemented by trees and attractive shrubbery.

To the rear, you will discover a beautiful, enclosed and family-friendly garden, offering a delightful space to relax, unwind and entertain. A paved patio seating area leads onto a generous lawn, bordered by flowers and established shrubs, creating the perfect setting for summer barbecues, family gatherings and evenings spent with friends.

Offering space, versatility, a generous plot and exciting potential, this charming true bungalow is a fantastic opportunity for a range of buyers, whether you are looking to downsize, find your forever home or create a property tailored to your own tastes and style.

Properties of this nature are not to be missed. Early viewing is strongly recommended to fully appreciate the space, setting and potential this wonderful Rawdon home has to offer.

LOCATION

Clubs, local supermarkets, walks on the Billing.

Rawdon is a truly lovely and well-established village, offering a wonderful blend of community spirit, village charm and everyday convenience, making it a fantastic place to call home. At its heart is the much-loved Rawdon Green, where the village comes together for seasonal celebrations and community events, with Christmas being a particularly magical time of year when festive lights, Christmas activities and the excitement of the season help bring neighbours and

families together. The area caters beautifully for families, with local nurseries including Bright Skies and Emma's Angels Day Nursery, well-regarded primary schools such as Rawdon Littlemoor Primary School and Rawdon St Peter's C of E Primary School, and Benton Park School nearby for secondary education.

Village life is enriched by a lovely selection of independent shops, traditional butchers, convenience stores and welcoming places to eat and drink. Enjoy a coffee and freshly baked treat at Loft Coffee Bar & Studio, a meal at 2 Sardi or The Turkuaz Restaurant, or a traditional drink at the Emmott Arms. Everyday shopping is easy, with local stores including Rawdon Local and Gill's Rawdon, alongside larger supermarkets such as Sainsbury's in Rawdon and Morrisons and Aldi in nearby Yeadon. For sports enthusiasts, Rawdon Cricket Club and Rawdon Golf & Lawn Tennis Club offer opportunities to enjoy local sporting life. Nature lovers will adore walks up Rawdon Billing, where the elevated position rewards you with beautiful views across the surrounding countryside, while nearby green spaces provide lovely opportunities for fresh-air family outings. Transport links are excellent, with bus services connecting the village to Leeds, Horsforth and the surrounding areas, including the Flyer A1 service linking Rawdon with Leeds Bradford Airport and Leeds city centre. Rawdon really does offer the best of both worlds: a welcoming village community, beautiful countryside on the doorstep and convenient access to everything needed for modern-day living. Rawdon's Christmas lights switch-on has featured Santa, live music from local bands, schools and community groups, children's rides, late-opening shops and activities at Rawdon Community Library. The exact programme varies each year, but it's a lovely example of the village's community spirit.

WHAT OUR VENDORS SAY

Having lived in Rawdon for most of our lives, we are sad to be leaving.

54 Harrogate Road has given us everything we hoped for in a home - a light and spacious interior, a private and tranquil garden, easy access to local amenities and wonderful neighbours.

Just a few minutes' walk from the house, you'll find a bakery, butchers and a growing choice of cafe's and restaurants. The variety of green spaces and outdoor areas within easy walking distance has bought us so much pleasure and provided many happy memories of our life in Rawdon.

HOW TO FIND THE PROPERTY

SAT NAV LS19 6LP

APPROACH

As you approach this much loved home, you immediately see the kerb appeal it offers.

ACCOMMODATION

SPACIOUS ENTRANCE HALLWAY

Offering an abundance of natural light and comprising composite entrance door to the front elevation. Single radiator. Coving to ceiling. Access to loft with pull down ladders and boarded.

FAMILY LOUNGE

This lovely family lounge comprises Upvc double glazed windows to the front elevation. Double radiator. TV point. Electric fire with wood surround. Coving to ceiling.

Tel: 01943 661506

FAMILY DINING KITCHEN

Great for entertaining family and friends. This family dining kitchen has a wide range of wall and base units with laminate worktops over. Integral double oven and induction hob with stainless steel extractor fan over. Fridge and freezer. Integral washing machine and dishwasher. Stainless steel sink one and a half bowl single drainer. Inset spot lights. Part tiled walls. Baxi boiler. Upvc double glazed windows to the side and rear elevations. Upvc double glazed door to the side elevation. Double radiator. Fibre broadband and TV point.

BEDROOM.1.

Offering an abundance of natural light and comprising Upvc double glazed window to the front elevation overlooking the garden. Double radiator. Fitted wardrobe and dresser. Coving to ceiling. TV point.

BEDROOM.2.

Another double bedroom comprising Upvc double glazed windows to the rear elevation overlooking the beautifully maintained enclosed garden. Double radiator. Fitted wardrobes and dresser. TV point.

BEDROOM.3.

Comprising Upvc double glazed window to the rear elevation overlooking the garden. Single radiator.

WET ROOM

A spacious wet room wheelchair friendly comprising Upvc double glazed window to the rear elevation. Wash hand basin. Low level w.c. Shower. Fully tiled walls. Radiator. Extractor fan. Inset spot lights.

OUTSIDE

DRIVEWAY AND GARAGE

Accessed via double wrought-iron gates, a long tarmac driveway provides ample off-street parking and leads to a garage with power and lighting.

FRONT GARDEN

The front garden is well maintained, predominantly laid to lawn and complemented by established trees and attractive shrubbery.

REAR GARDEN

To the rear, you will discover a beautiful, enclosed and family-friendly garden,

offering a delightful space to relax, unwind and entertain. A paved patio seating area leads onto a generous lawn, bordered by flowers and established shrubs, creating the perfect setting for summer barbecues, family gatherings and evenings spent with friends.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



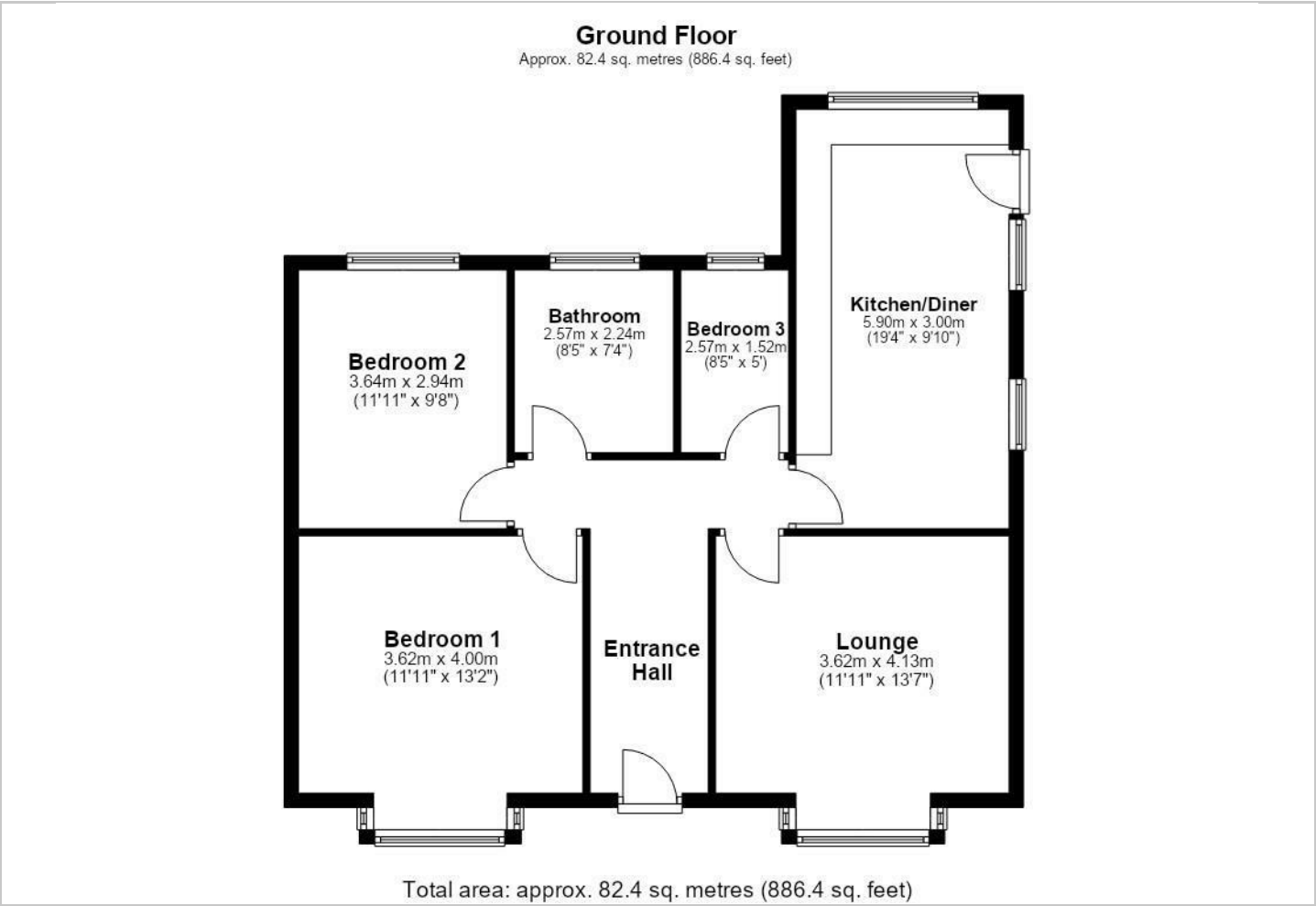
Hybrid Map



Terrain Map



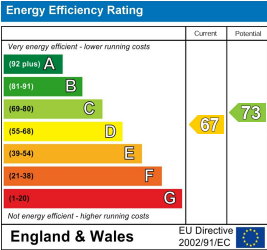
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.